| 096.0 | 0004 | 0007.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,120,900 | / | 1,120,900 |
| USE VALUE: | 1,120,900 | / | 1,120,900 |
| ASSESSED: | 1,120,900 | / | 1,120,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 96 | | COLUMBIA RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LANNIN ANGELA & |
| Owner 2: | ZOCCHI MICHAEL |
| Owner 3: | |
| Street 1: | 96 COLUMBIA RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ANGELOU BARBARA J - |
| Owner 2: | ANGELOU TRIANTAFILOS - |
| Street 1: | 96 COLUMBIA RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .359 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Clapboard Exterior and 1791 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 15642.000 | 493,700 | 4,700 | 622,500 | 1,120,900 |
| Total Card | 0.359 | 493,700 | 4,700 | 622,500 | 1,120,900 |
| Total Parcel | 0.359 | 493,700 | 4,700 | 622,500 | 1,120,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 625.78 /Parcel: 625.78

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 62960

**GIS Ref**

**GIS Ref**

**Insp Date** 05/23/17

!7871!

## PREVIOUS ASSESSMENT

**Parcel ID** 096.0-0004-0007.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 493,700 | 4700 | 15,642. | 622,500 | 1,120,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 479,400 | 4700 | 15,642. | 622,500 | 1,106,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 479,200 | 4700 | 15,642. | 622,500 | 1,106,400 | 1,106,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 359,600 | 4700 | 15,642. | 622,500 | 986,800 | 986,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 359,600 | 4700 | 15,642. | 533,600 | 897,900 | 897,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 335,600 | 4700 | 15,642. | 498,000 | 838,300 | 838,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 335,600 | 4700 | 15,642. | 426,800 | 767,100 | 767,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 293,400 | 4700 | 15,642. | 382,400 | 680,500 | 680,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 06:19:45 |

**LAST REV**

| Date | Time |
|---|---|
| 10/29/20 | 09:41:52 |
| danam | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 7871

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ANGELOU BARBARA | 64523-317 | | 11/18/2014 | | 725,500 | No | No | | |
| ANGELOU BARBARA | 36621-146 | | 10/4/2002 | Family | 1 | No | No | | |
| TRIANTAFILOS AN | 34385-267 | | 12/21/2001 | Family | 1 | No | No | | |
| | 12092-1 | | 10/14/1971 | | 34,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/19/2020 | 908 | Add Bath | 25,000 | C | | | | |
| 6/7/2016 | 742 | Add Bath | 49,100 | | | | | remod kitch add 1/ |
| 3/16/2015 | 242 | Add Bath | 19,000 | | | | | Add bath to second |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/23/2017 | Meas/Inspect | DGM | D Mann |
| 5/23/2017 | Permit Visit | DGM | D Mann |
| 5/26/2015 | Permit Insp | PC | PHIL C |
| 5/14/2015 | SQ Returned | MM | Mary M |
| 3/21/2009 | Meas/Inspect | 197 | PATRIOT |
| 11/9/2000 | Inspected | 264 | PATRIOT |
| 11/9/2000 | Hearing Chag | 189 | PATRIOT |
| 11/8/1999 | Mailer Sent | | |
| 10/15/1999 | Measured | 266 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 62960 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 15642 | | Sq. Ft. | Site | | 0 | 70. | 0.57 | 4 | | | | | | | | | 622,484 | | | | | | 622,500 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.35909 | Total SF/SM: | 15642 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 622,484 | Spl Credit | | Total: | 622,500 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.23619914 |
| Const Adj.: | 1.01989794 |
| Adj $ / SQ: | 163.904 |
| Other Features: | 103000 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 606467 |
| Depreciation: | 112803 |
| Depreciated Total: | 493664 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

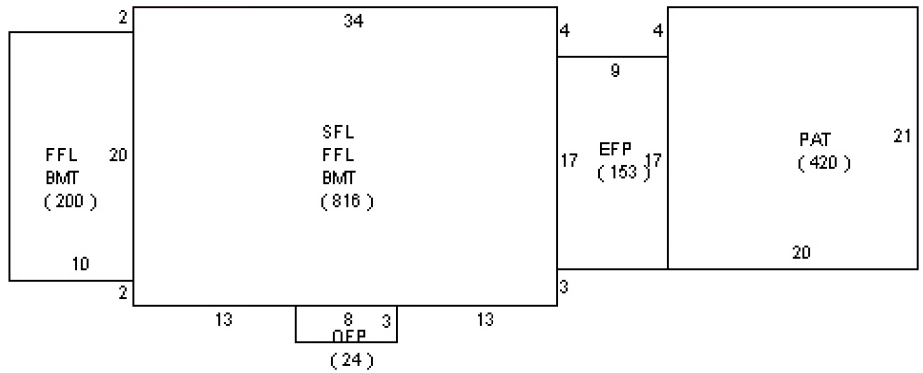
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 217.99 |
| Special Features: | 0 | Val/Su Net: | 145.04 |
| Final Total: | 493700 | Val/Su SzAd | 275.63 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,016 | 49.170 | 49,958 |
| FFL | First Floor | 1,016 | 163.900 | 166,526 |
| SFL | Second Floor | 775 | 163.900 | 127,058 |
| PAT | Patio | 420 | 3.210 | 1,346 |
| EFP | Enclos Porch | 153 | 45.910 | 7,025 |
| OFP | Open Porch | 24 | 44.880 | 1,077 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,404 | | | Total: | 352,990 |
| Size Ad | 1791.2000 | Gross Area | 3445 | FinArea | 1791 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 95 | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 096.0-0004-0007.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X20 | A | AV | 1959 | 21.94 | T | 40 | 101 | | | 4,700 | | | 4,700 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 4,700 | Total Special Featues: | Total: 4,700 |

## IMAGE

AssessPro Patriot Properties, Inc